

6 Brooke Avenue, Stamford, PE9 2RU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This delightful extended property boasts four well-proportioned bedrooms, family bathroom and shower room, making it an ideal family home. The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is a spacious 27'0 kitchen/diner, which overlooks the established garden. This space is perfect for enjoying family meals or hosting gatherings, while the garden offers a generous plot for outdoor activities and relaxation.

For those with vehicles, the property provides parking for two or more cars, ensuring convenience for you and your guests. Additionally, the location is particularly appealing, as it is within walking distance to the highly regarded Malcolm Sargent Primary School, making it an excellent choice for families with children.

This semi-detached house on Brooke Avenue presents a wonderful opportunity to enjoy comfortable living in a sought-after area. With its spacious layout, beautiful garden, and proximity to local amenities, this property is sure to attract interest.

Agent note - Photographs were taken prior to the current tenancy

£1,650 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Extended Semi Detached Family Home
- Four Bedrooms
- Lounge and Family Room
- Established Gardens and Parking
- Deposit: £1903 Holding deposit: £380

- Popular Location
- Spacious Kitchen / Diner
- Bathroom and Shower Room
- EPC Rating: D Council Tax: C



ACCOMMODATION:

Entrance Hall

Lounge
4.88m x 3.30m (16'0 x 10'10)

Family Room
3.73m x 2.69m (12'3 x 8'10)

Cloakroom/WC

Kitchen/Diner
8.26m x 3.00m max (27'1 x 9'10 max)

First Floor Landing

Master Bedroom
3.53m x 2.72m (11'7 x 8'11)

Bedroom Two
3.66m x 2.74m (12'0 x 9'0)

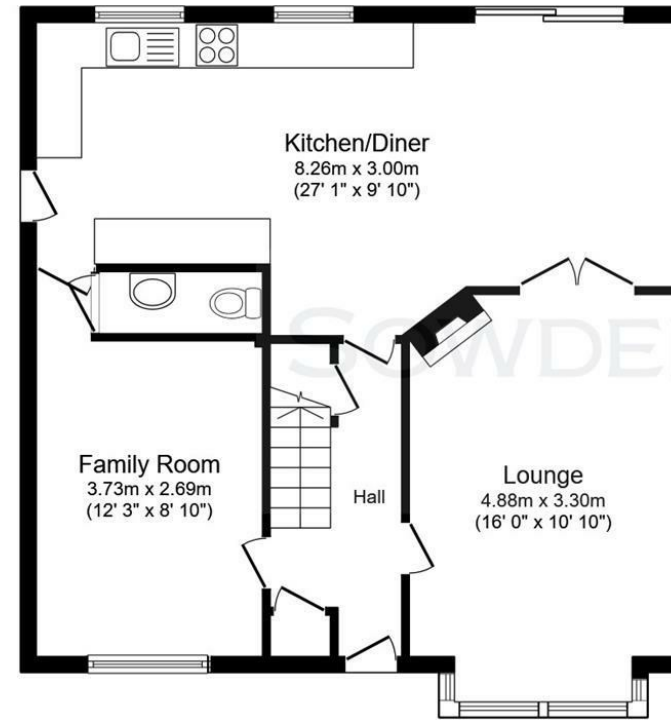
Bedroom Three
3.40m x 3.00m (11'2 x 9'10)

Bedroom Four
2.16m x 2.44m (7'1 x 8'0)

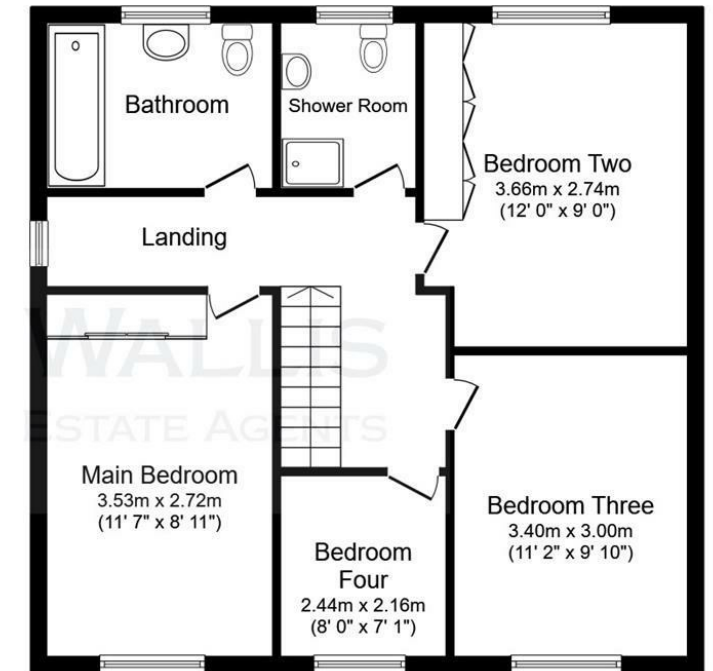
Shower Room

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io